



Staff Reports

File #: 342-2020, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Julie Lucido, Public Works Director

Prepared By: Jeff Freitas, Property Manager

TITLE:

Abandonment and Quit Claim of Excess Right of Way at 220 S. Jefferson Street

RECOMMENDED ACTION:

Adopt a resolution authorizing the summary abandonment and quit claim of excess right of way not used for the purpose for which it was dedicated or acquired, affecting property located at 220 S. Jefferson Street (APN 005-212-017), and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

In 1989, the City acquired a strip of land approximately twelve feet wide along the entire frontage of the residential property located at 220 S. Jefferson Street. The property was conveyed to the City by a Grant Deed recorded May 5, 1989 in Volume 1655 at page 412, Napa County Official records (the "Subject Property").

There are only three properties along Jefferson Street between Fuller Park and Imola Avenue where this additional width of right of way is in place, none of which are contiguous. This section of Jefferson Street is defined in the General Plan as a minor arterial, and the General Plan does not indicate any future street widening projects to this section of Jefferson Street.

Although granted to the City in 1989, the City has never used the Subject Property for right of way or any other purpose. The location of the Subject Property lies outside the boundary of the existing public improvements and places the right of way line mid-way between the back of sidewalk and the front of the house at this location, which disproportionately burdens the owner of the property at 220 S. Jefferson Street.

Since the City has never used the Subject Property for its intended purpose and there is no anticipated use of the Subject Property in the future, the Subject Property appears to be excess to the City's needs, and staff recommends that the City abandon the Subject Property and quit claim its interest back to the adjoining property owner.

Abandonment of the Subject Property qualifies for a summary abandonment under Section 8334(a) of the California Streets and Highways Code because the Subject Property is excess right-of-way of a street or highway not required for street or highway purposes. A public hearing is not required under the procedures for a summary abandonment.

FINANCIAL IMPACTS:

There is no financial impact to the City of Napa anticipated as a result of the proposed action.

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (minor alteration of existing facilities).

DOCUMENTS ATTACHED:

ATCH 1 - Resolution

EX A - Subject Property

NOTIFICATION:

None.